

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Abbots Road

, Exeter, EX4 7AN

£1,500 Per Month



Council Tax: B

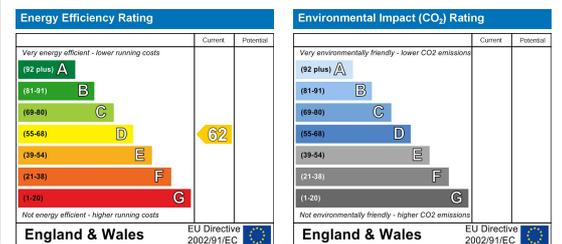
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

- Victorian Terrace House
- Three Bedroom
- Located in the Mount Pleasant Area
- Gas Fired Central Heating
- Furnished
- Two Reception Rooms
- Historic 1900 build
- Access to City Centre & Streatham Campus
- Woodburner

Nestled on the charming Abbots Road in Exeter, this delightful terraced house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Spanning an impressive 1,012 square feet, the house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide a peaceful retreat, ensuring everyone has their own sanctuary to unwind after a long day.

The property includes a well-appointed bathroom, catering to the needs of modern living. The terraced design not only enhances the aesthetic appeal but also fosters a sense of community within this lovely neighbourhood.

Exeter is known for its vibrant culture, excellent schools, and convenient amenities, making this location particularly desirable. With its blend of historical charm and contemporary comfort, this terraced house on Abbots Road presents an excellent opportunity for those looking to settle in a thriving area.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**